



**Secure Storage
Compound with Container
To Let
in
Stafford**



- **Compound No. 3, Seighford Lakes, Seighford Road, Stafford, Staffordshire, ST18 9LQ**
- **Nos. 1 & 2 are now let and occupied.**
- **No. 3 extends to 550 sq.yds. (51.09 sq.m.)**
- **Suitable for open storage/parking purposes**
- **Secure enclosed plot with a container storage in situ**
- **Overlooking Seighford Fishing Pools**
- **Attractive rural location**
- **Early availability**

LOCATION

The compounds are situated just off the East side of Seighford Road just past the DVSA Vehicle Check Station and on the Seighford Lakes site located to the West of Stafford town. The immediate area is dominated by that fishing pool leisure activity but with a number of neighbouring commercial uses also present.

DESCRIPTION

The property consists of three secure compounds with containers in situ with access from Seighford Road over a shared driveway.

The compounds are level with some banking on the peripheries, are surfaced with chippings and are fully enclosed by new mesh security fencing with access via 16ft. (4.87 sq.m.) double swing gates.

No. 3 is approached by an inclined driveway and has now become available for early occupation.

MEASUREMENTS (all dimensions and areas referred to in these particulars are approximate)

	FT.	M.	SQ.YDS.	SQ.M.	ACRES	HECTARES
Compound No. 1	-	-	500	46.45	-	-
Compound 2No.	-	-	500	46.45	-	-
Compound No. 3 (excluding driveway)	-	-	550	51.09	-	-

SERVICES

Services are not connected at the present time as only open storage uses are anticipated.

ASSESSMENTS

Not applicable.

EPC

Not applicable.

TERMS

The compound is available on a six-month licence arrangement at a rental of **£6,000** per annum. The occupier is to be responsible for ongoing maintenance and any business rates liability.

VAT

VAT is not applicable in this instance.

VIEWING

The site can be inspected at any time either from the boundaries or by arrangement with Millar Sandy's Stafford offices.

The premises are offered subject to contract and to being unlet.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

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